

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/S of Liberty Road, 175 ft. SE
centerline of Burmont Avenue
4th Election District
2nd Election District
(9324 Liberty Road)

S. Y. Levin, Legal Owner
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 05-655-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, S. Y. Levin. The Petitioner is requesting a special exception for property located at 9324 Liberty Road in Baltimore County. The special exception request is to allow a service garage pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The property was posted with Notice of Hearing on July 20, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on July 19, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]

ORDER RECEIVED FOR FILING

Date 8/8/05

By [Signature]

- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated June 27, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the special exception request were Dan Block and Josh Levin, the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is an L shaped lot containing 0.69 acres and is split zoned BR-AS and BL. The "front" portion of the property zoned BR-AS is on Liberty Road and is improved by the Petitioner's custom furniture, upholstery, drapery and interior design business which the Petitioner notes has been in existence since 1912 under different owners. See Petitioners redline Plan to Accompany exhibit 1 which incorporates the Bureau of Plans Review comments. This front portion of the property is only 50 feet wide as shown. Parking is provided for the Petitioner's business off Liberty Road, behind the building and on the "rear" lot which is the subject of this request.

The Petitioner indicated that he occasionally is asked to repair upholstery for automobiles, boats and recreational vehicles. He requests a special exception for a service garage to permit him to park these vehicles on the rear lot while they are under repair. He noted the need for this service in Baltimore County. As shown on exhibit 1, the rear lot zoned BL has access to Burmont Avenue and is essentially vacant. He explained that because the rear lot is inactive, it

attracts others to dump trash on this area which is the subject of the violation case in the file. He reported this dumping to the police but then received a citation from the County to clean up the property. In short he indicated that the violation case had nothing to do with the request for special exception other than, if he can conduct his upholstery repair business on the rear lot, presumably fewer dumping incidents will occur.

The Petitioner described the properties surrounding the rear lot as all commercial uses including an auto body repair shop, Chevrolet auto dealership and ford truck center. However as shown on exhibit 1, there is a substantial portion of the rear lot which is bordered by DR 5.5 zoned property which the petitioner indicated was not yet developed. The ZAC comments from the Planning Office recommend either a privacy fence and plantings or a 10 foot wide buffer area along the DR portion of the rear lot. Initially the Petitioner expressed some concerns about this recommendation as the residential property was not developed but eventually agreed to the recommendation.

The Petitioner indicated that if the service garage is approved, he would not undertake body work or to repair vehicles other than interior upholstery related items. Nor would he store inoperable vehicles on the lot separate from his upholstery business.

Findings of Fact and Conclusions of Law

I find that the special exception for a service garage, as shown on Petitioners' Exhibit No. 1, will not have any adverse impact on the community but rather will encourage some activity on the rear lot (the BL portion of the property) hopefully reducing the number of dumping incidents.

The property is nearly surrounded by commercial uses and that portion adjacent to the DR zoned property will be protected by the 10 foot buffer area. There is no traffic impact allowing the Petitioner to park and service vehicles and boats on the BL portion of the property. As such I

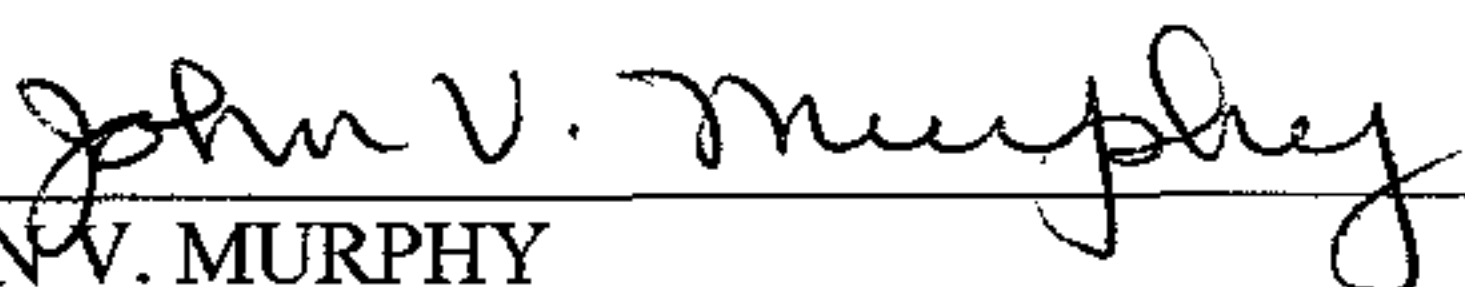
find that the Plan meets each criteria of Section 502.1 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's request for special exception should be granted.

THEREFORE, IT IS ORDERED, this 2 day of August, 2005, by the Deputy Zoning Commissioner, that the Petitioner's special exception request to allow a service garage pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein.

1. The Petitioner shall not undertake body work or to repair vehicles other than interior upholstery related items nor store inoperable vehicles on the lot separate from his upholstery business.
2. The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
3. The Petitioner shall comply with the comments from the Office of Planning dated June 27, 2005, a copy of which is attached hereto and made a part hereof; and
4. When applying for a permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 8/8/05
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



August 8, 2005

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

Mr. S. Y. Levin
9324 Liberty Road
Randallstown, Maryland 21133

RE: PETITION FOR SPECIAL EXCEPTION
NW/S Liberty Road, 175' SE of the c/l Burmont Avenue
(9324 Liberty Road)
4th Election District – 2nd Council District
S. Y. Levin - Petitioner
Case No. 05-655-X

Dear Mr. Levin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

JOHN V. MURPHY
Deputy Zoning Commissioner
for Baltimore County

JVM:bjs

cc: Code Enforcement Division, DPDM; Office of Planning; People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9324 LIBERTY RD

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A SERVICE GARAGE PER SEC. 230.13

Property is to be posted and advertised as prescribed by the zoning regulations
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

S. Y. LEVIN

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

9324 LIBERTY RD 410-922-2131

Address _____ Telephone No. _____

RANDALLSTOWN MD 21133

City _____ State _____ Zip Code _____

Representative to be Contacted:

S. Y. LEVIN OR DAN BLOCK

Name _____

9324 LIBERTY RD 410-922-2131

Address _____ Telephone No. _____

RANDALLSTOWN MD 21133

City _____ State _____ Zip Code _____

OFFICE USE ONLY

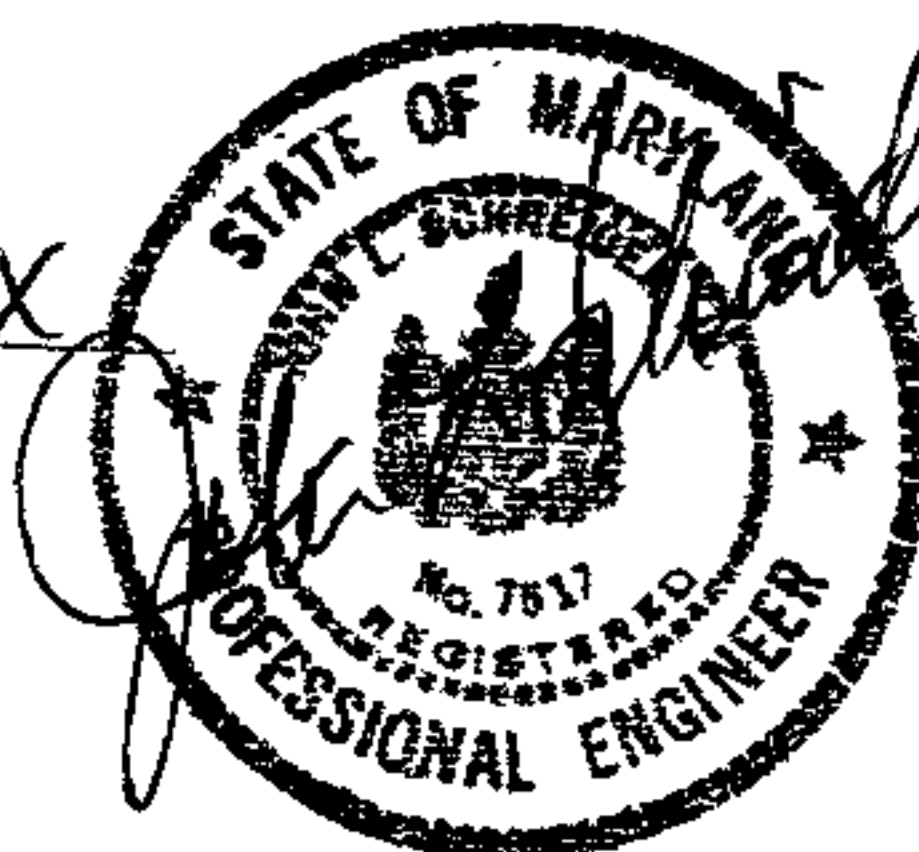
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By 5007 Date 06-09-05

ORDER RECEIVED FOR FILING
DATE 8/5/05
BY [Signature]

05-655-X



PROPERTY DESCRIPTION

**9324 Liberty Road
Baltimore County, Maryland 21133
Second Election District**

Beginning for the same on the northeast side of Liberty Road 175 feet, more or less, southeast of Burmont Avenue, running thence South 50 degrees 02 minutes East 50 feet. Thence leaving said road and running North 39 degrees 05 minutes East 200 feet, thence North 25 degrees 37 minutes 30 seconds East 189.32 feet, thence North 51 degrees 07 minutes 30 seconds East 119.67 feet, thence North 53 degrees 37 minutes 30 East 111 feet, thence 33 degrees 45 minutes East 154.19 feet, thence South 40 degrees 40 minutes 20 seconds West 75 feet, thence South 39 degrees 05 minutes West 200 feet, to the place of beginning, saving and excepting that portion of the land zoned business roadside of said property containing 0.69 acres, more or less, and recorded in the Land Records of Baltimore County, Maryland, Liber 5340, Folio 228.



CS-655-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

8207

No. 4463300

DATE 06/09/00 ACCOUNT RECEIPTS

AMOUNT \$ 235.00

RECEIVED FROM: Wardell (and) D. S. Co.

FOR: C. S. S. Co. (and) S. S. Co.

61324 Liberty Rd

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 05-655-X

PAID RECEIPT

RECEIVED BY: Wardell (and) D. S. Co.

DATE: 06/09/00

AMOUNT: 235.00

PAID TO: Wardell (and) D. S. Co.

REMARKS: Wardell (and) D. S. Co.

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-655-X
9324 Liberty Road
N/west side of Liberty Road, 175 feet east of Burmont Avenue
4th Election District
2nd Councilmanic District
Legal Owner(s): S.V. Levin
Special Exception: to allow a service garage
Hearing: Thursday, August 4, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21284.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/685 July 19 59425

CERTIFICATE OF PUBLICATION

7/20/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/19/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 05-655-X

Petitioner/Developer: S. Y.
LEVIN

Date Of Hearing/Closing: 8/4/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9324 LIBERTY ROAD

This sign(s) were posted on July 20, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 7/20/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE
CASE # 05-054

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSION
IN TOWSON, MD

ROOM 101, COUNTY OFFICE
200 E. JONES RD., BALTIMORE, MD 21202

PLACE: 1000 ASSEMBLY DR. #100

DATE AND TIME: 7/20/05 10:00 AM

REQUEST: SPECIAL EXCEPTION
TO ADD ASSEMBLY DR. #100

BY: [Signature]

DATE: 7/15/05

myatt 7/20/05



Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204
Tel 410-887-3353 • Fax 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 21, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-655-X

9324 Liberty Road

N/west side of Liberty Road, 175 feet s/east of Burmont Avenue

4th Election District – 2nd Councilmanic District

Legal Owner: S.Y. Levin

Special Exception to allow a service garage.

Hearing: Thursday, August 4, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: S.Y. Levin/ Dan Block, 9324 Liberty Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 20, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 19, 2005 Issue - Jeffersonian

Please forward billing to:

Josh Levin
9324 Liberty Road
Randallstown, MD 21133

410-922-2131

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-655-X

9324 Liberty Road

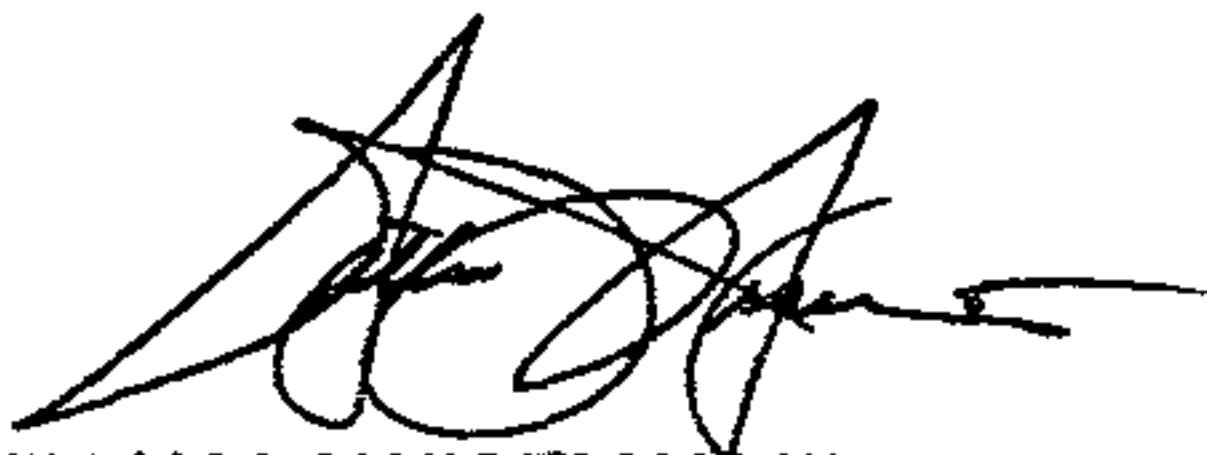
N/west side of Liberty Road, 175 feet s/east of Burmont Avenue

4th Election District – 2nd Councilmanic District

Legal Owner: S.Y. Levin

Special Exception to allow a service garage.

Hearing: Thursday, August 4, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: OS-655-X
Petitioner: JOSH LEVIN
Address or Location: 9324 LIBERTY RD RAND. MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSH LEVIN
Address: 9324 LIBERTY RD.
RANDALLS TOWN MD 21133
Telephone Number: 410-922-2131

Revised 2/20/98 - SCJ

OS-655-X

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W' Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 25, 2005

S. Y. Levin
9324 Liberty Road
Randallstown, Maryland 21133

Dear Mr. Levin:

RE: Case Number:05-655-X, 9324 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633, 639, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657,
658, 659, 660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 6.20.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 655 JRA

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 26 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 27, 2005

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JUN 24 2005

SUBJECT: 9324 Liberty Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-655

Petitioner: Josh Levin

Zoning: BR-AS & BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a service garage in a BL zone provided the following conditions are met:

1. The petitioner shall install a 6 foot high wood privacy fence and 10 foot high evergreen trees or 10 foot wide buffer wherever the subject property abuts residential zoned property.
2. Any proposed lighting shall be no taller than 14 feet and shall be directed away from adjacent residential zoned properties.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by: *Cecilia Murray*

Division Chief:
AFK/LL: CM

Jeffrey W. Long

W:\DEVREV\ZAC\5-655.doc

ORDER RECEIVED FOR FILING

DATE

8/8/05

FILE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 655

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 655-06282005doc

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
9324 Liberty Road; SW/side Liberty Road,	*	ZONING COMMISSIONER
175' SE Burmont Avenue	*	FOR
4 th Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): S.Y. Levin	*	05-655-X
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed S.Y, Levin, 9324 Liberty Road, Randallstown, MD 21133, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 16 2005

Per.....

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 15, 2004

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: James Thompson, Supervisor
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 05-655-x
Legal Owner/Petitioner: S.Y. Levin
Property Address: 9324 Liberty Rd
Location Description: Northwest side of Liberty Rd, 175 feet southwest of Burmont Ave
INFORMATION: **Case No.: 05-5044**

Please be advised that the aforementioned petition is the subject of an active violation case.

When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

Mel Barnhart
3805 Burmont Ave
Randallstown, MD 21133

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Code Enforcement Correction Notice
Photo(s) 9
Tax Assesment Inquiry

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson Room 213 in order that the appropriate action may be taken relative to the violation case.

JHT/lmh

c: Charles Krick, Code Enforcement Inspector, MS 1105



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 ✓
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 05-5044	Property No. 16 00 009 391	Zoning: BL
-------------------------------------	--------------------------------------	----------------------

Name(s): **SHOLOM Y. LEVIN**

Address: **9324 LIBERTY RD., RANDALLSTOWN, MD. 21133**

Violation Location: **SAME AS ABOVE**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCC: 13-4-104, 13-7-112, 115, 12-3, 310, 312, 35-2-404
BCZR: 101, 102.1, 230

**REMOVE ALL JUNK, TRASH & DEBRIS FROM
PROPERTY, INCLUDING, BUT NOT LIMITED TO:
TRASH BAGS, BRUSH, RUGS, PALLETS, BUCKETS,
WOOD, CARDBOARD CEMENT BLOCKS, METAL,
OLD BARRELS (DRUMS), ETC.
(LOT NEXT TO 3609 BURMONT RD.)**

POSTED & MAILED

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 6/24/05	Date Issued: 6/19/05
---------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF ~~\$200~~ \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: **CHARLES E. KRICK**
INSPECTOR: **Charles E. Krick**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY



CODE ENFORCEMENT REPORT

DATE: 6/6/05 INTAKE BY: WRKD CASE #: 05-5044 INSPEC: 1

COMPLAINT 9324 LIBERTY RD.
LOCATION: LDT BEHIND 3009 BURMONT AVE

VINCE'S BODY SHOP ZIP CODE: 21133 DIST: 2

COMPLAINANT
NAME: MEL BARNHART PHONE #: (H) 410-496-0184 (W) _____

ADDRESS: 3805 BURMONT AVE ZIP CODE: 21133

PROBLEM: JT+D, OPEN CONTAINERS OF OIL, TRASH BAGS

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: 16 00 009391 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

PDM Enforce - Web-Code Enforcement Complaint

From: <webform@co.ba.md.us>
To: <pdm enforce@co.ba.md.us>
Date: 6/3/2005 11:02:44 AM
Subject: Web-Code Enforcement Complaint

Complaint Location: Lot behind 3609 Burmont Ave (Vince's Body Shop).

Complaint Location Zip Code: 21133

Description of Problem: This is my third complaint. In addition to the before-mentioned abandoned motor, furniture, storage drum, broken lawn equipment and open containers of used oil, there are now several large bags of trash and an old plastic garbage can.

This needs to be cleaned up or it will continue to attract more discards.

Email: iamhere@comcast.net

Name: Mel Barnhart

Address: 3805 Burmont Ave

Zip Code: 21133

Home Phone Number: 410-496-0184

Work Phone Number:

Additional Information:

DATE: 06/08/2005

ASSESSMENT TAXPAYER SERVICE

TIME: 15:37:39

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
16 00 009391	02	1-0	06-00	N	NO		05/02/05

LEVIN SHOLOM Y

DESC-1.. IMPSNES LIBERTY RD

DESC-2.. 700 NW CHAPMAN RD

9324 LIBERTY RD

PREMISE. 09324 LIBERTY

RD

00000-0000

RANDALLSTOWN

MD 21133-0000 FORMER OWNER: DOYLE JOHN A

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND: 95,000	95,000	DATE.....	03/06/73	BLOCK....	
IMPV: 57,600	51,100	PURCHASE PRICE..	71,500	SECTION..	
TOTL: 152,600	146,100	GROUND RENT.....	0	PLAT.....	
PREF: 0	0	DEED REF LIBR..	05340	BOOK.....	0000
CURT: 0	0	DEED REF FOLIO..	228	FOLIO....	0000
DATE: 10/00	09/03	YEAR BUILT.....	64	MAP.....	0077
		NEW CONSTR YR...		GRID.....	0007
				PARCEL...	0010

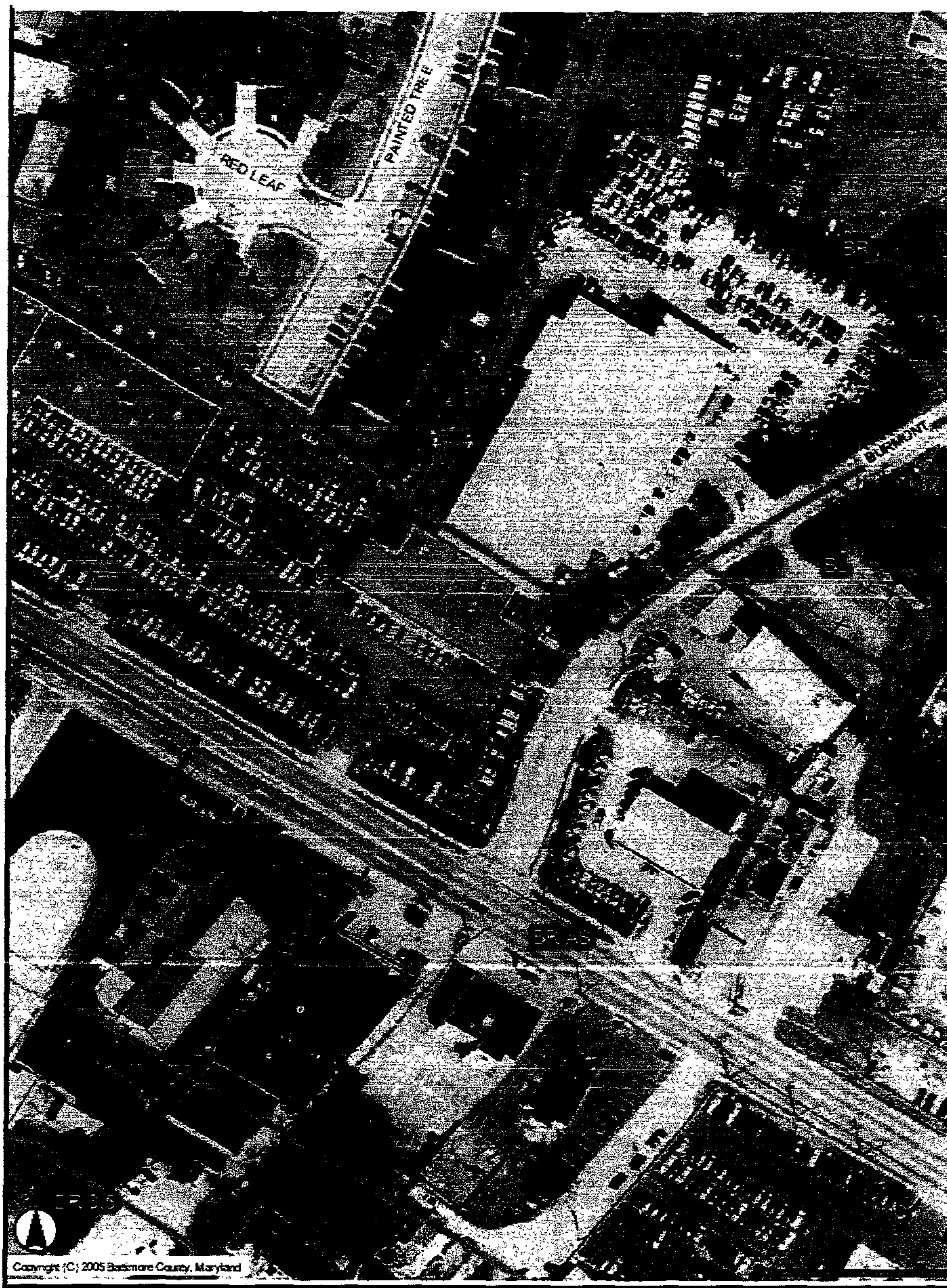
TAXABLE BASIS

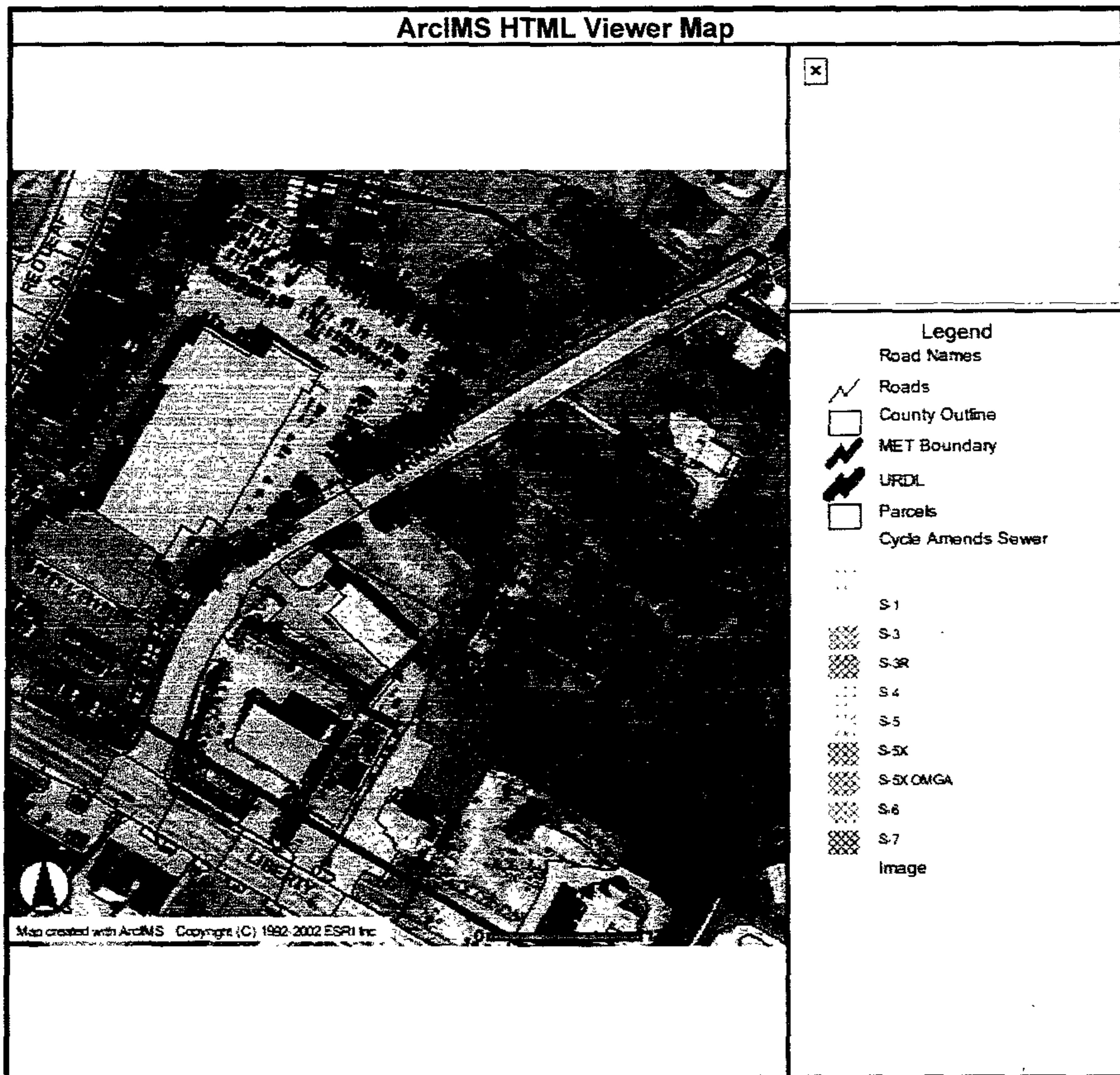
146,100	LOT WIDTH..	50.00	SB 1978	242.00
146,100	LOT DEPTH..	.00	WB 1980	132.00
0	LAND AREA..	30056.000 S	SS	88.51
			WD	68.72

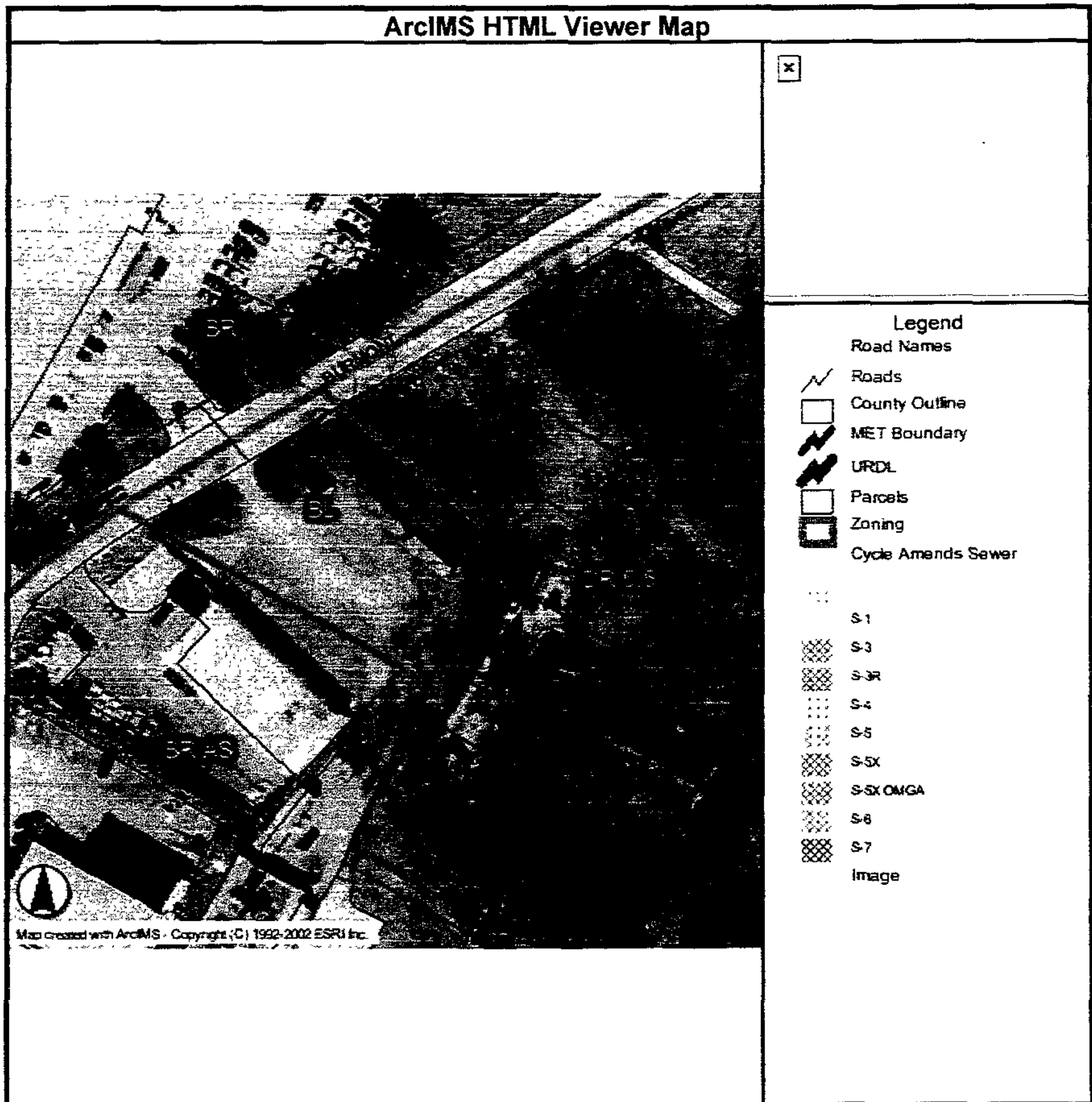
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

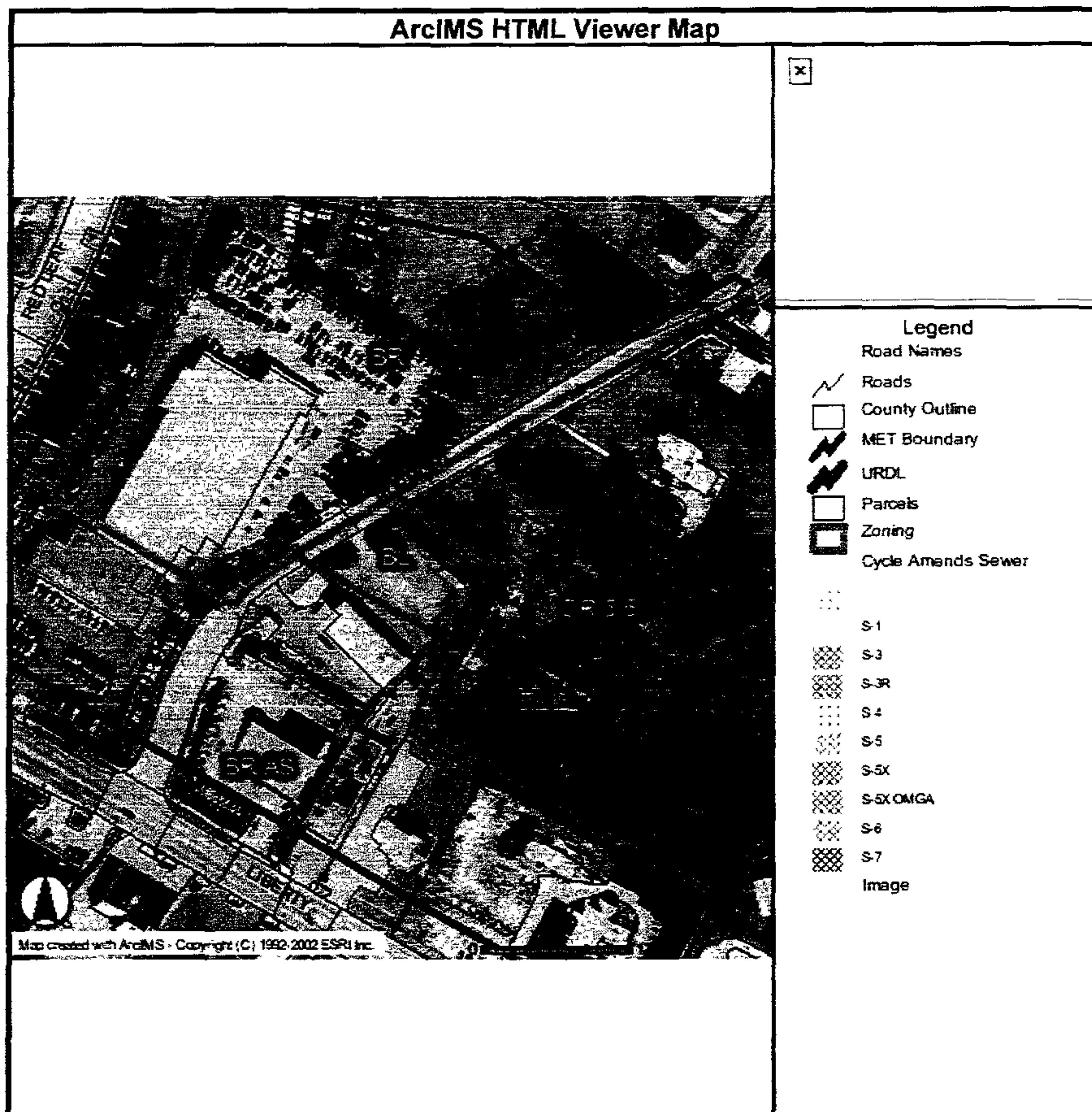
05-5044











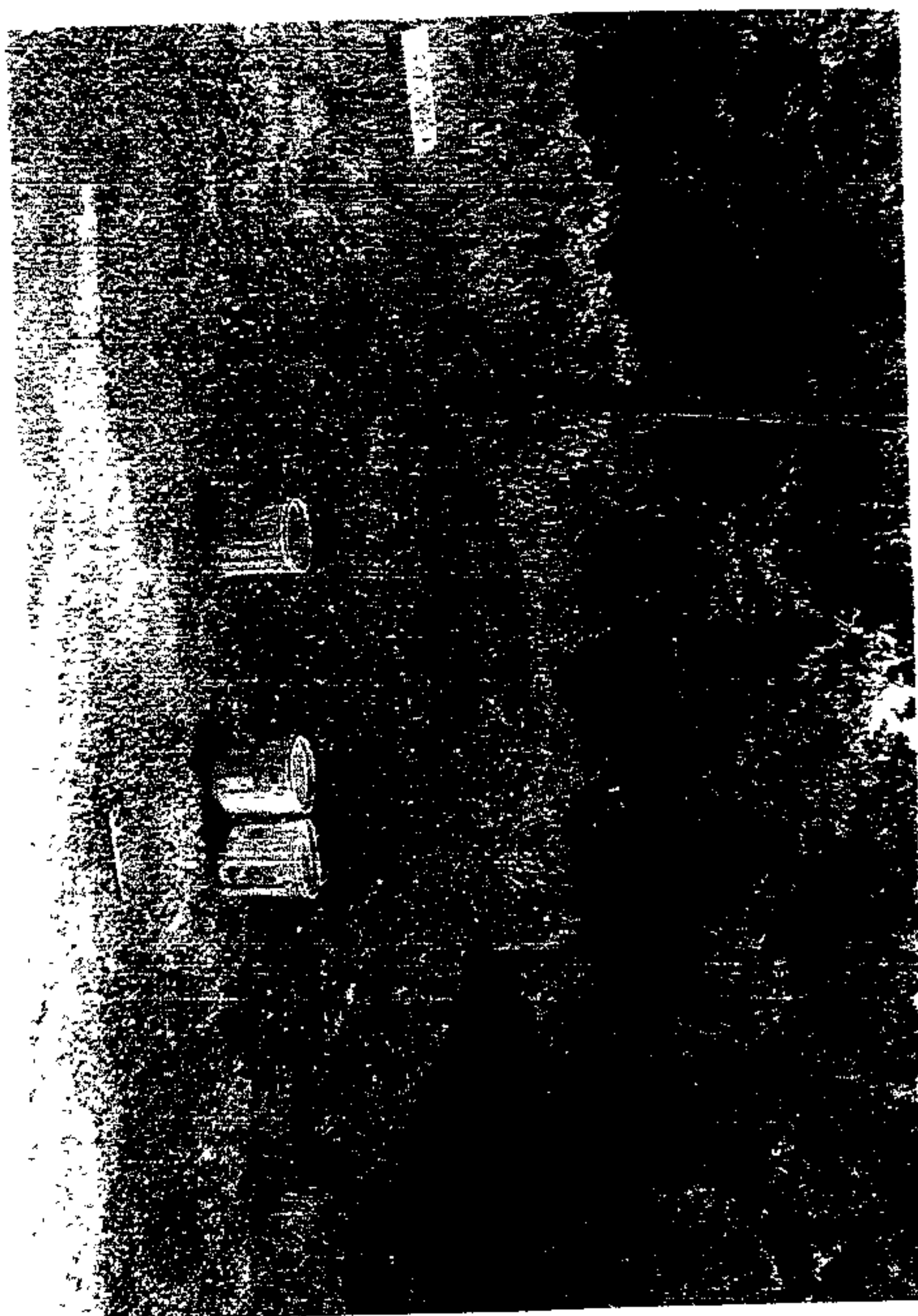
PHOTOGRAPHIC RECORD

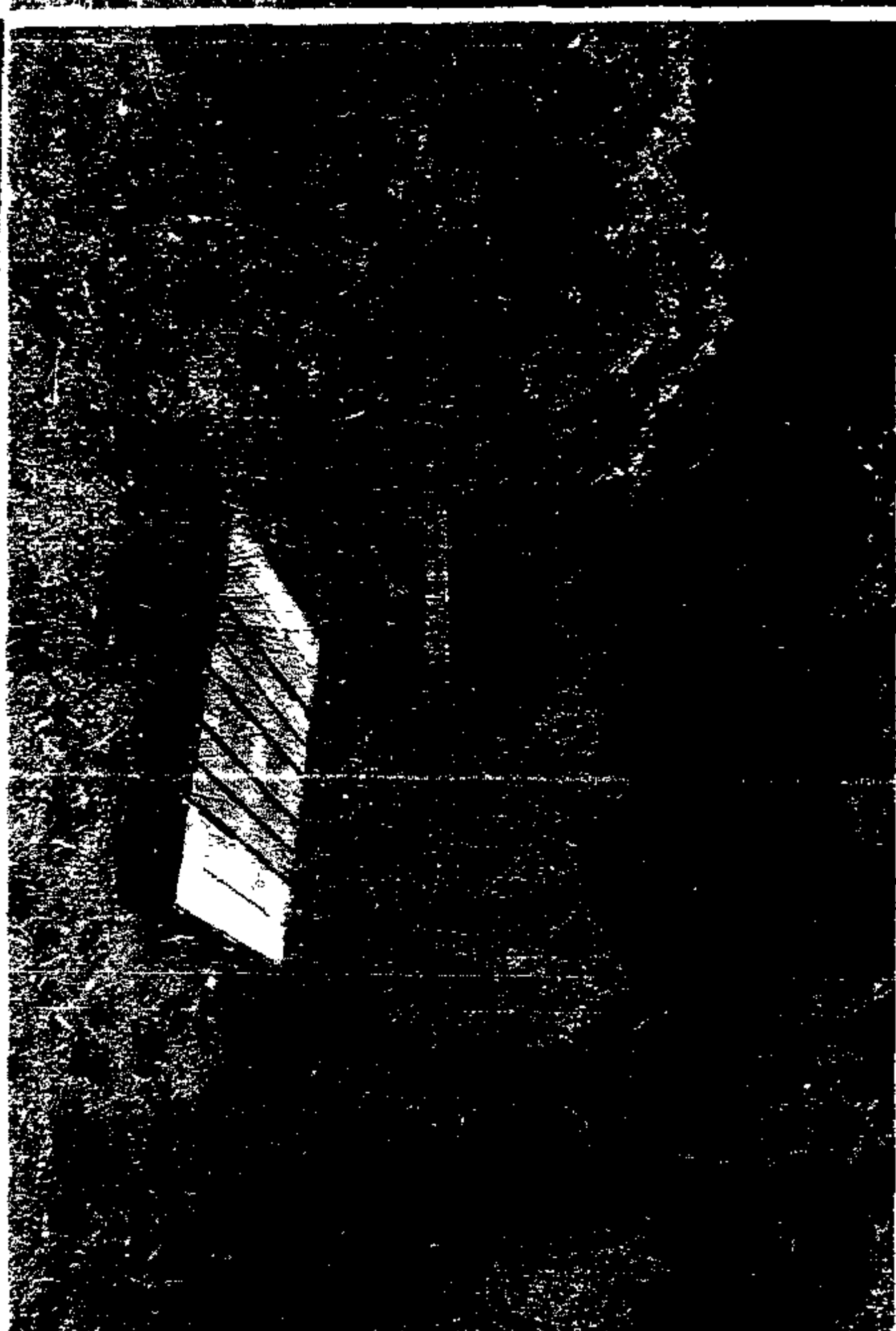
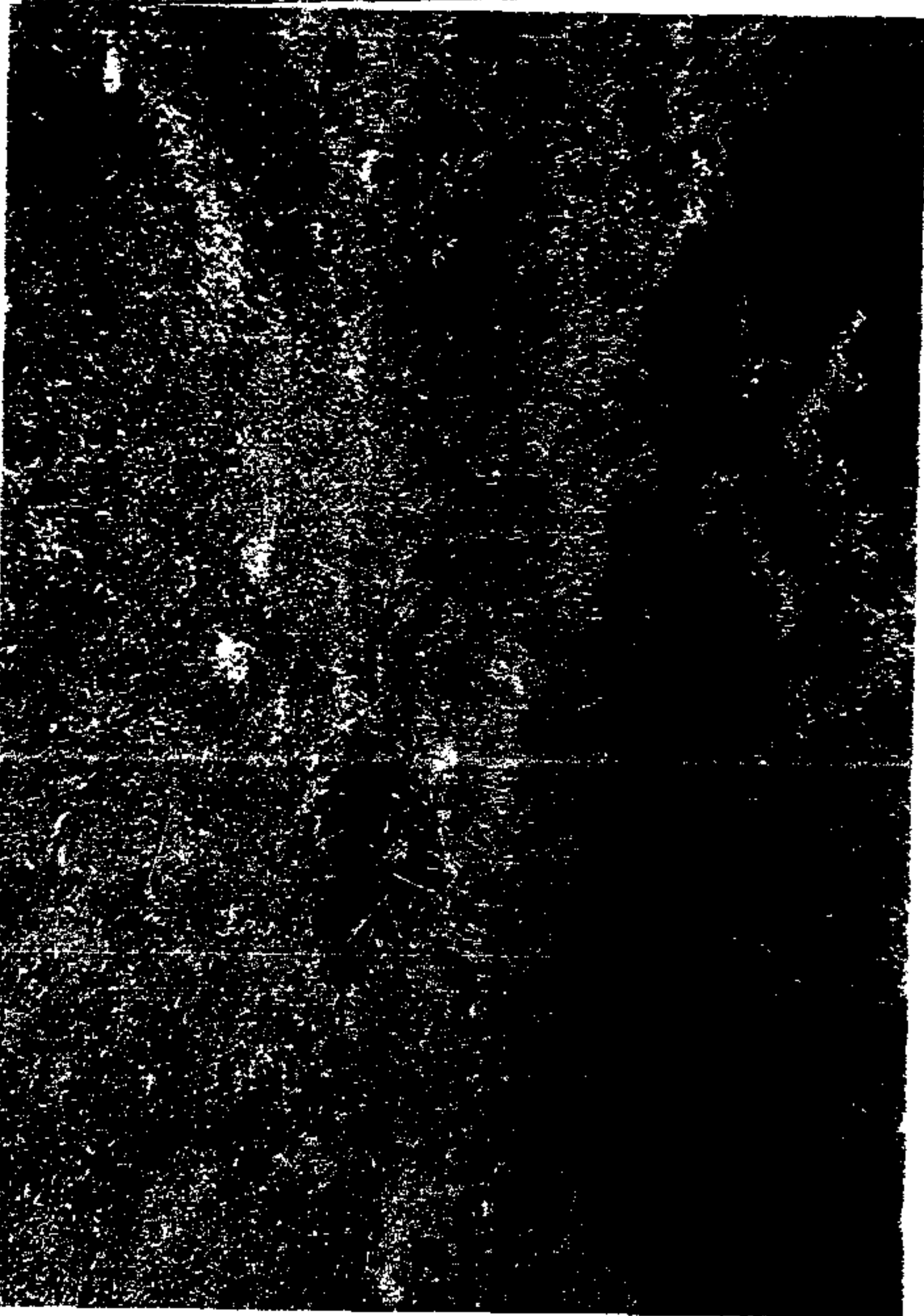
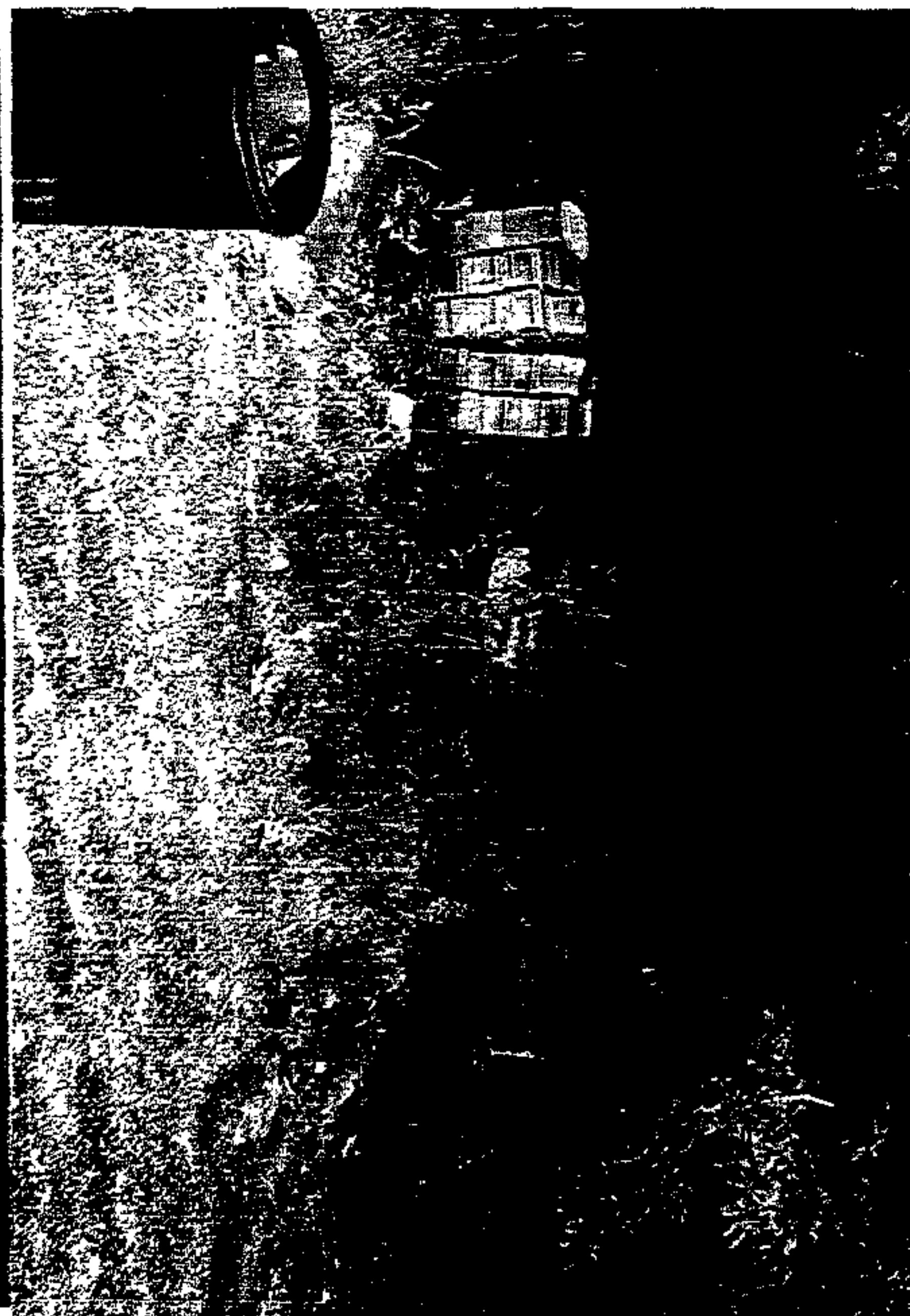
Citation/Case No.: 05-5044

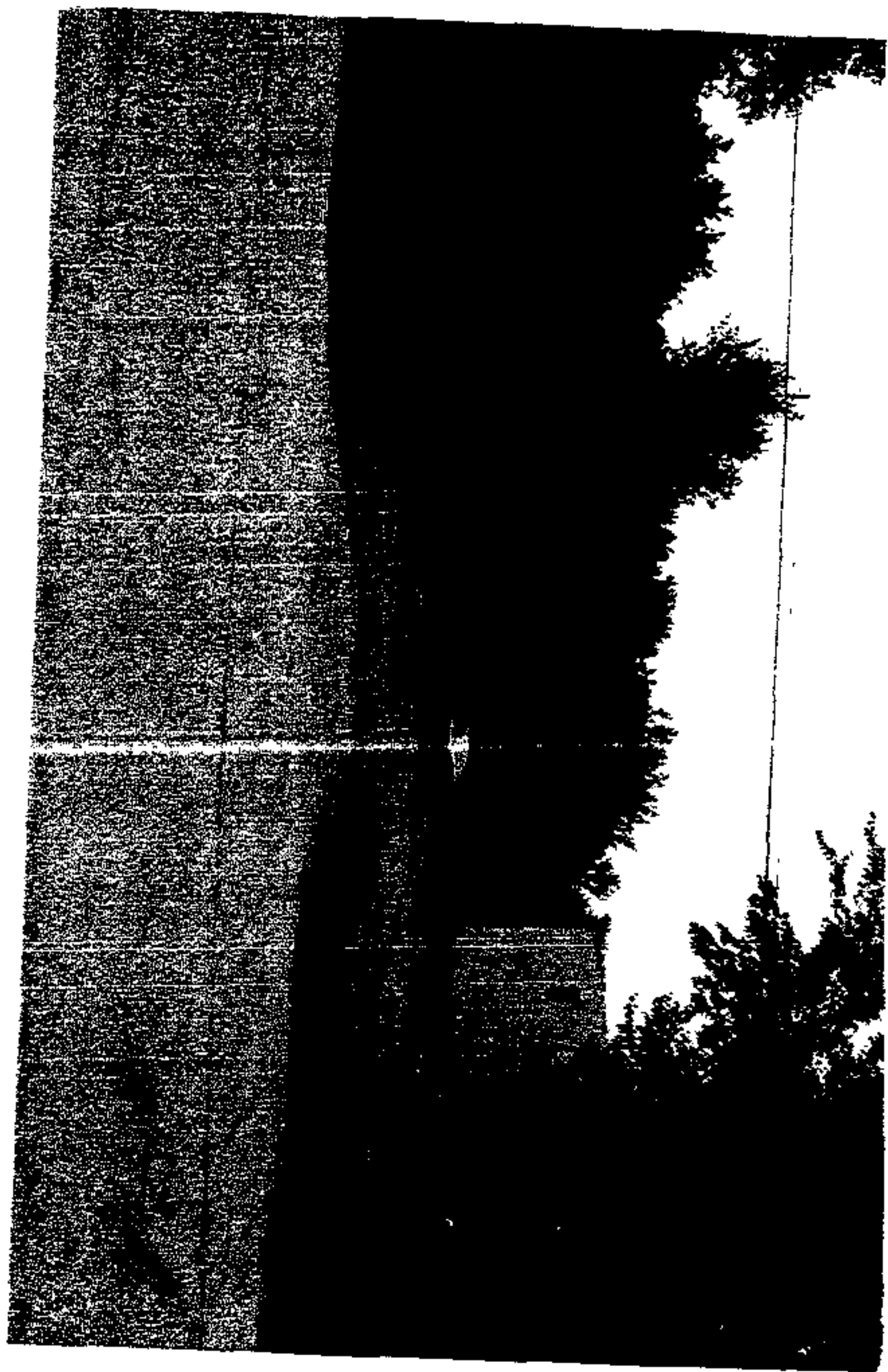
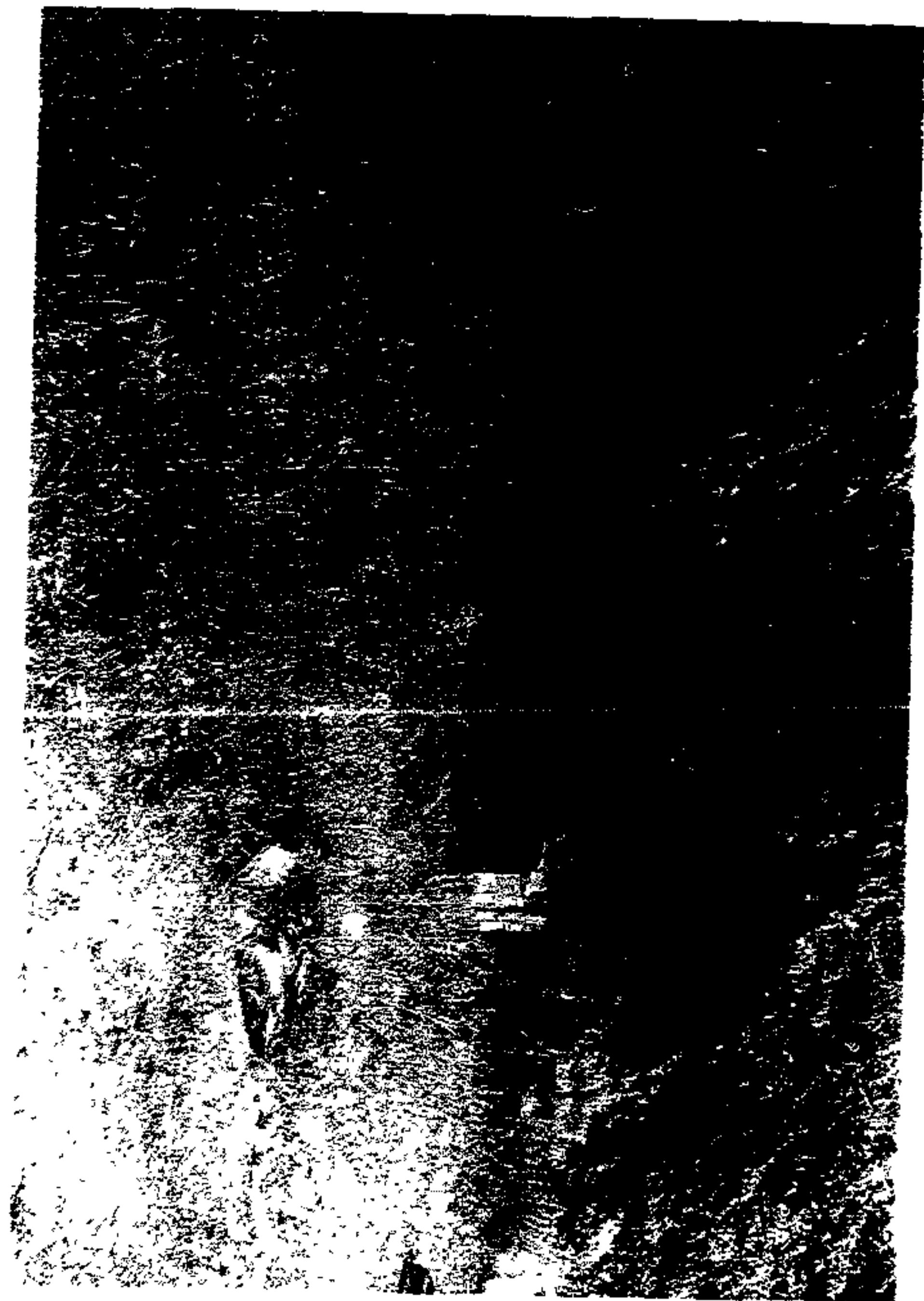
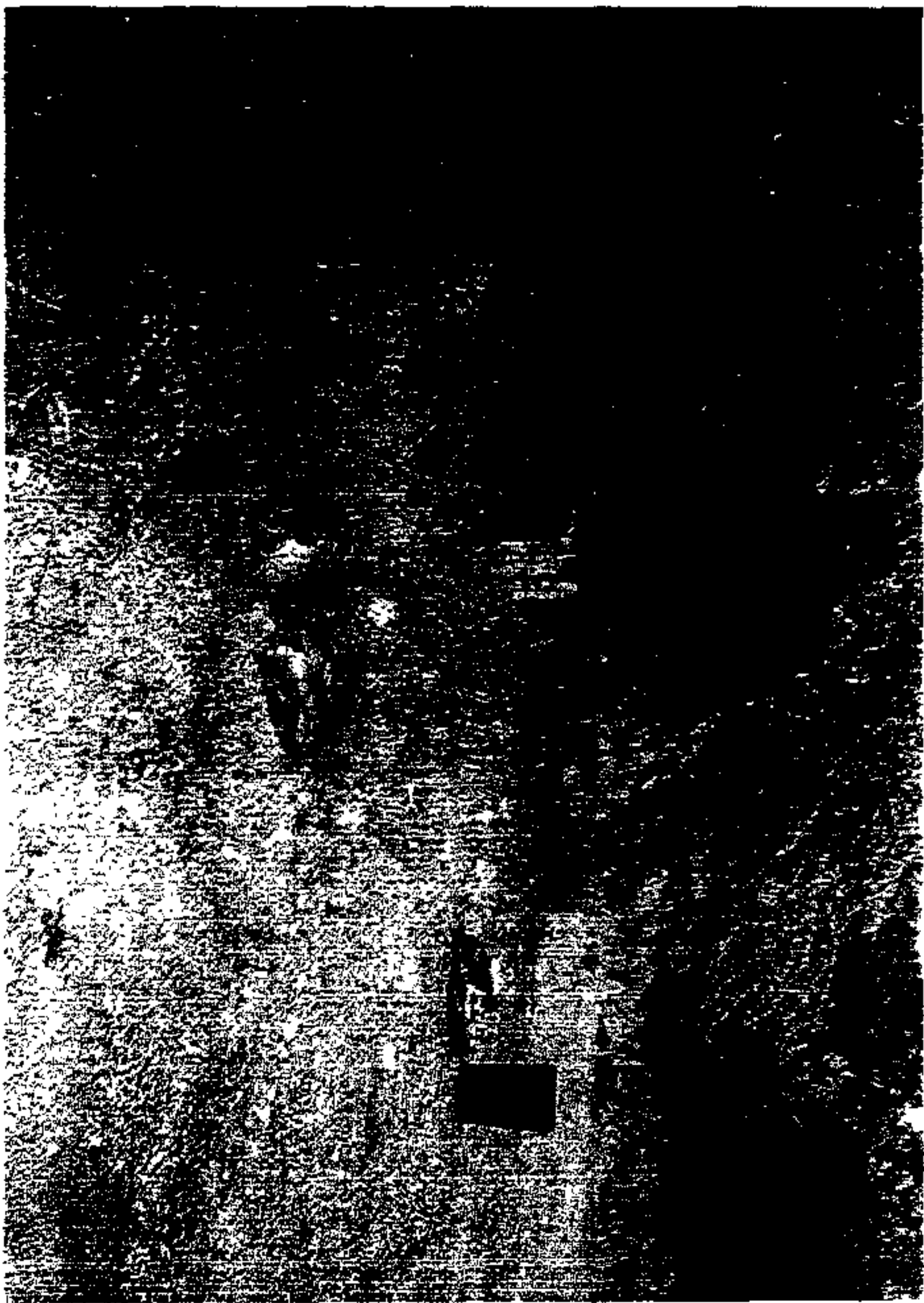
Date of Photographs: 6/7/05

I HEREBY CERTIFY that I took the 9 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

CEK
Enforcement Officer







CASE NUMBER, 05-655-1
DATE 8/11/05

E-MAIL

RF20 AD. 21133

[illegible]



NAUSET-PL

ELKANA-PL

TRENT-RD

CHAPMAN-RD

CHAPMAN-CT

LIBERTY-RD

LYKENS-CT

BURTON-AVE

BR

BL

BRAS

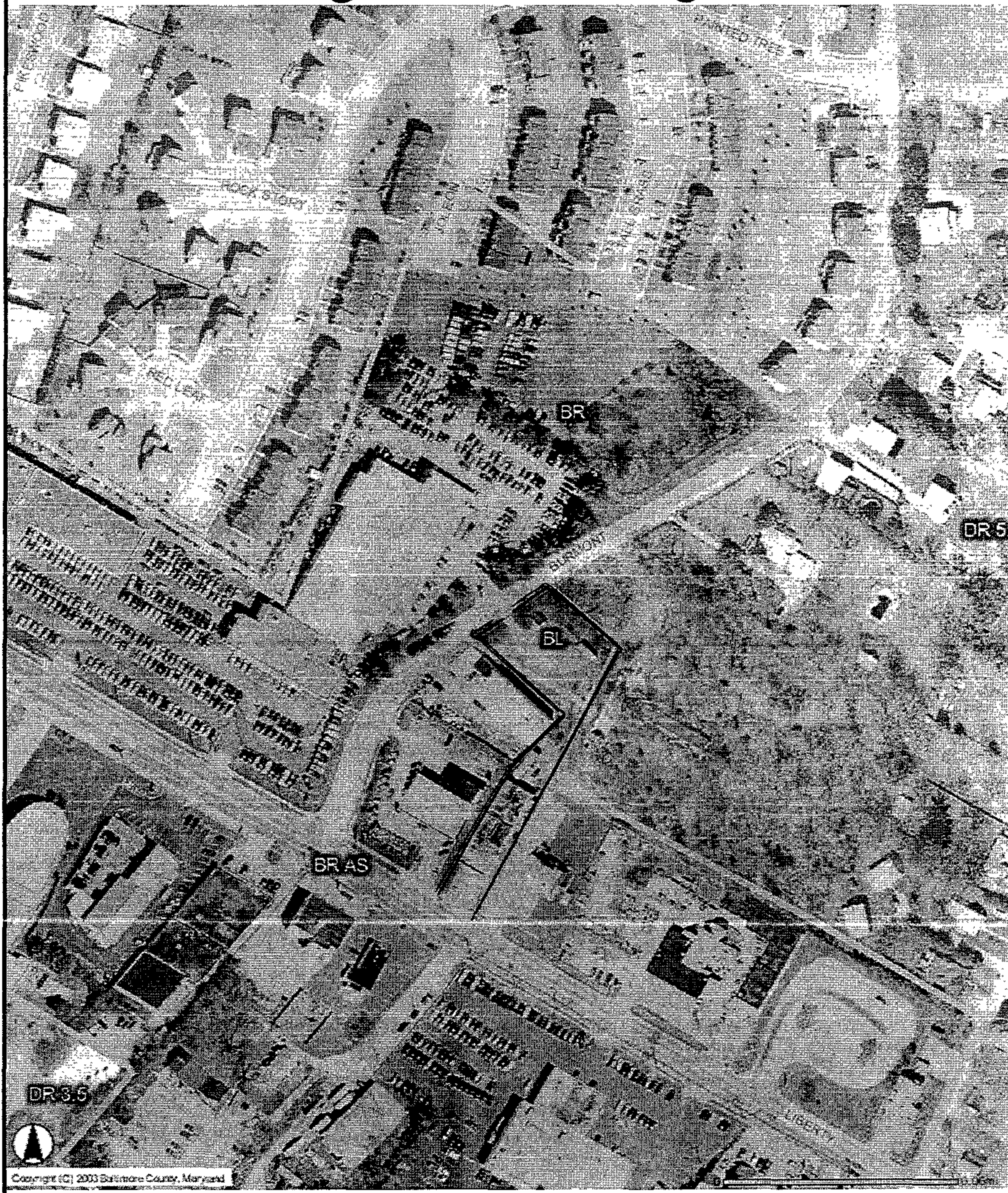
BR

DR 3.5

3.5

SS-50

PAINTED



05-055-X

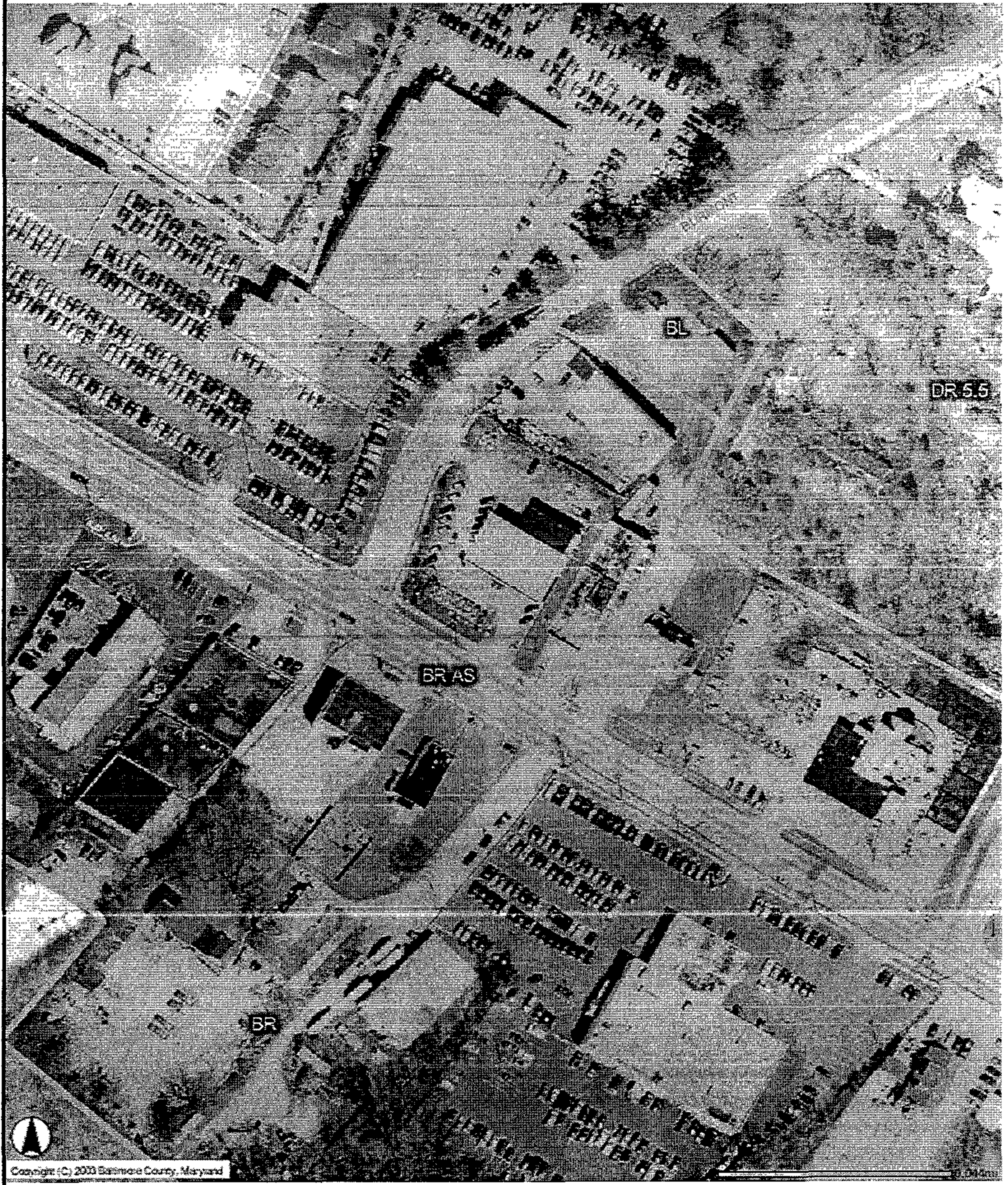


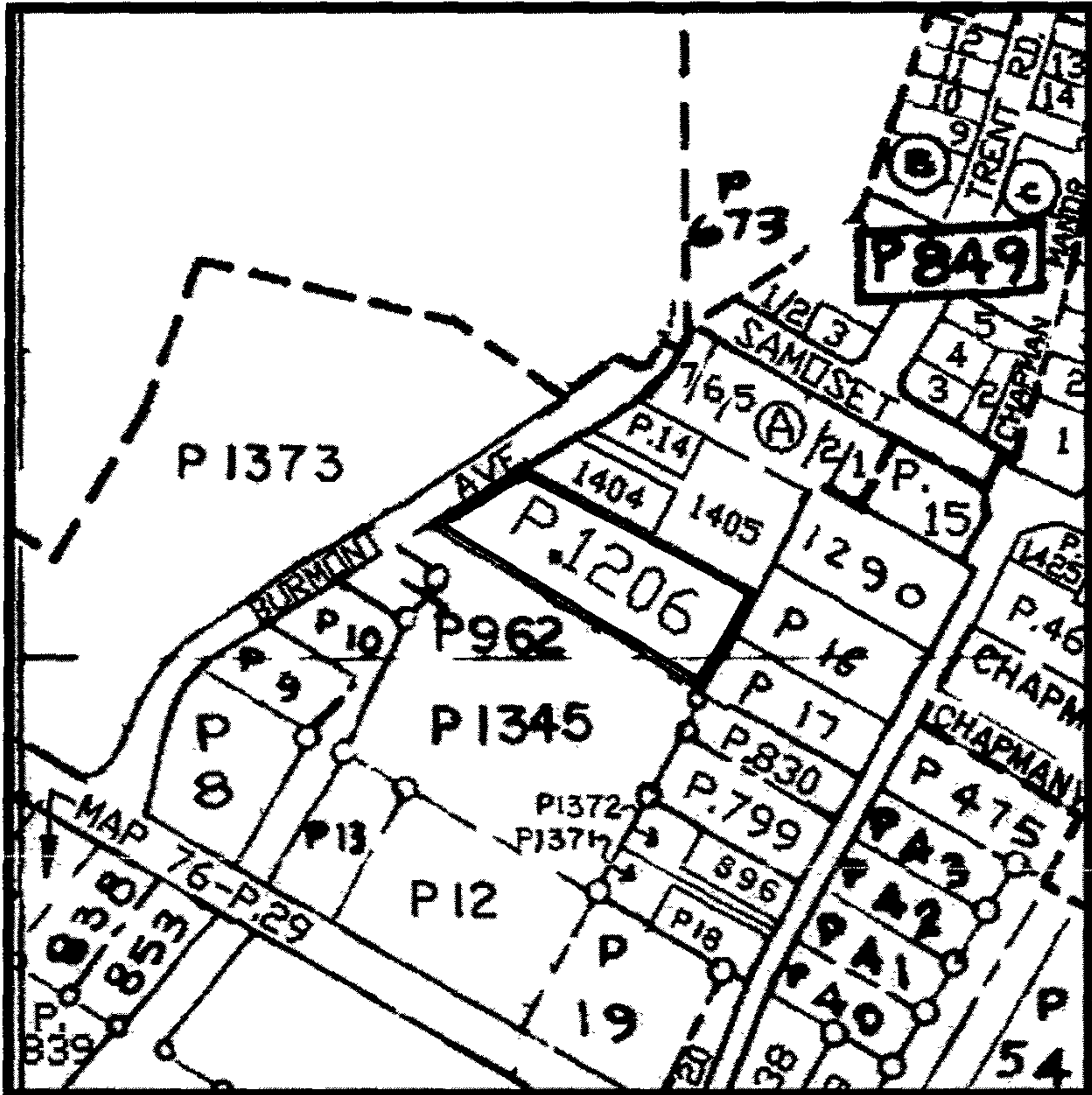
EXHIBIT A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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[New Search](#)

District - 02 Account Number - 0213200630



February 28, 2005

JOSH LEVIN & ASSOCIATES, INC.

9324 Liberty Rd.
RANDALLSTOWN, MD 21133
(301) 922-2131

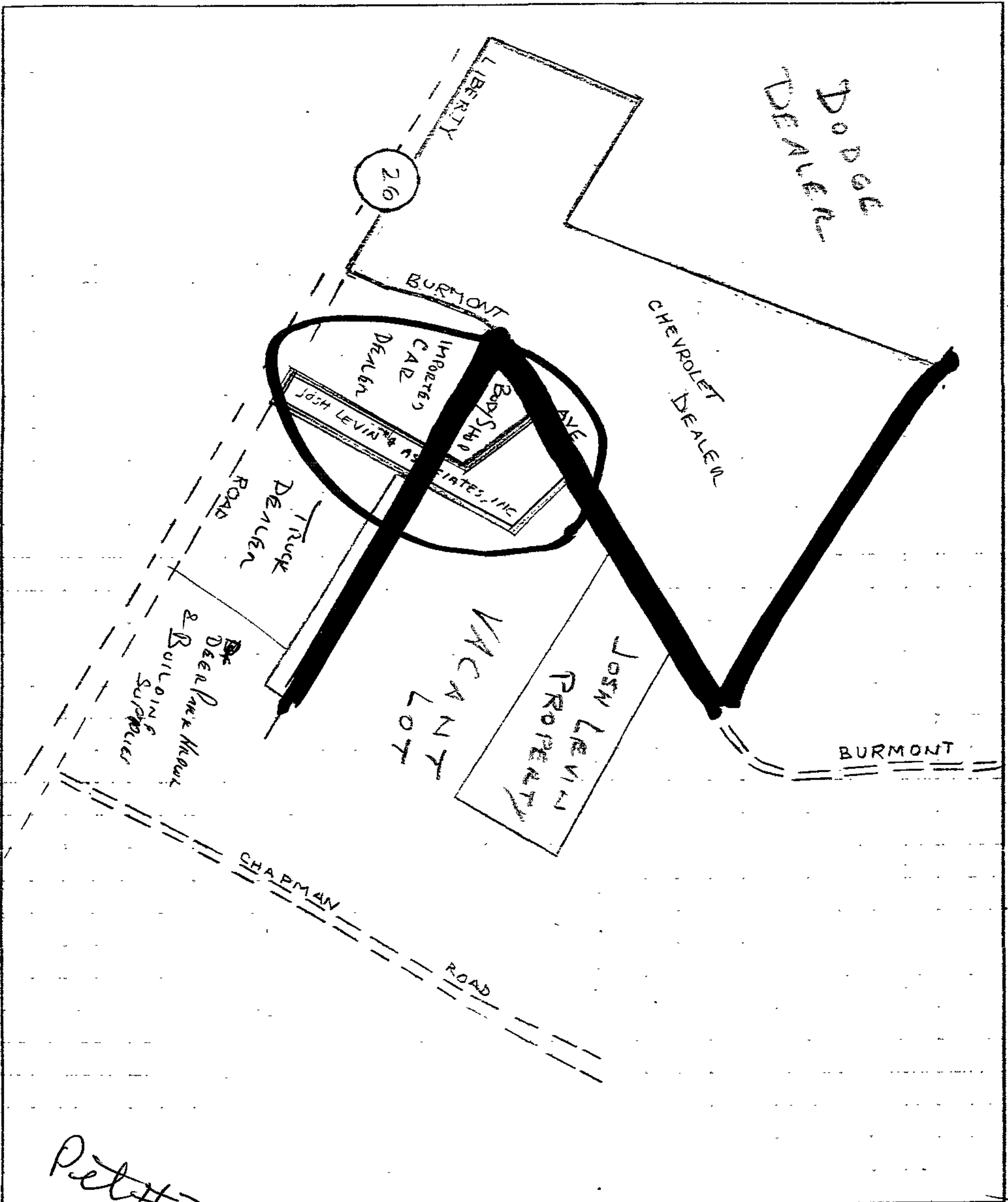
JOB _____

SHEET NO _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



WR